



5/2/2019

George Pasquel III  
Withey Morris, PLC  
2525 E Arizona Biltmore Cir Ste A-212  
Phoenix, AZ 85016

RE: 7-ZN-2016#2  
Palmeraie Phase II  
95T74 (Key Code)

Dear Mr. Pasquel:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/6/2019. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. The proposed Planned Shared District (PSD) zoning overlay requires the submittal of a Development Agreement (DA) development application. Please submit the DA development application, and supporting documents, with the next submittal. (Zoning Ordinance, Sec .1.303.)
2. City staff has received significant citizen input regarding the proposed application. Please submit an updated Citizen Review Report with the next submittal with any new neighborhood correspondence that has been received by the applicant team and other public outreach that has occurred with the proposal. (Zoning Ordinance, Sec. 1.305.C.)
3. Please provide a revised Project Narrative that includes an explanation on how the proposal meets the requirements of the PRC zoning district to request amended development standards for the proposed development project. (Zoning Ordinance, Sec. 5.2608.)
4. Please provide in the next submittal a copy of the proposed amended development standards in a legislative format. (Zoning Ordinance, Sec. 1.303.)

**Circulation:**

5. Per the stipulations of Ordinance No. 4289 (case # 7-ZN-2016), all off-site infrastructure required for Phase I of the development site will be required to be constructed with Phase II if not constructed prior to development of Phase II.

Fire:

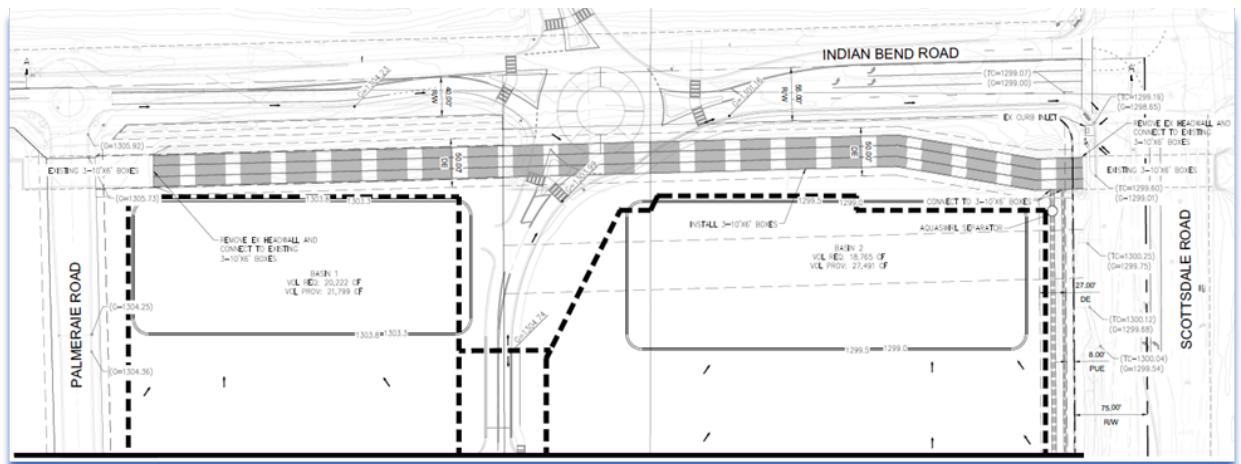
6. Please revise the project plans to demonstrate minimum drive aisle width of 24 feet. (Fire Ord. 4283 503.2.1)
7. Please revise the project plans to designate fire lanes for all commercial/multi-family (24' minimum). (Fire Ord. 4283, 503.3)
8. "Key switch/pre-emption sensor" required for commercial/multi-family/gated communities. Please revise the project plans accordingly. (Fire Ord. 4283, 503.6.1)
9. Please revise the project plans to demonstrate fire hydrant spacing, existing and proposed. (Fire Ord. 4283, 507.5.1.2)
10. Please revise the project plans to demonstrate the location of Fire Department Connection. (Fire Ord. 4283, 912)

Drainage:

11. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following:
  - a. The Engineer must remove/eliminate the "DRAINAGE AREA LIMITS" from the Preliminary Grading & Drainage (G&D) Plan. A Civil G&D Plan must not show any sub-watershed boundaries on it. (DSPM, Sec. 1 & Sec. 4)
  - b. The Engineer must turn on all existing/surveyed 1.0-foot contours as well as all 1.0-foot proposed contours on the Preliminary G&D Plan. The Engineer must label all existing and proposed contours and darken every 5<sup>th</sup> contour line. Use different line types for existing and proposed contours if needed. There should be adequate number of finished grade spot elevations and flow direction arrows throughout the plans so that the onsite drainage pattern is understandable. (DSPM, Sec. 4)
  - c. Only two (2) cut sheets make the G&D plan extremely crowded and it is very difficult to review and follow the onsite drainage pattern as well as the locations of storm drain networks. Use anywhere between four (4) to six (6) G&D cut sheets in the Preliminary G&D Plan so that it is easy to follow the onsite drainage pattern as well as the locations and functionality of the storm drain networks. Label all the storm drains features (catch basins, manholes, pipes, outfalls, etc.) according to the same naming convention that is used in StormCAD. (DSPM, Sec. 4)
  - d. The Engineer must show and label the jurisdictional dividing line between the Town of Paradise Valley and the City of Scottsdale on all G&D plan sheets as appropriate. (DSPM, Sec. 4)
  - e. On the Preliminary G&D Plans, the Engineer must call out/show the  $Q_{100}$  (s) along all those storm drain pipes which convey a  $Q_{100} \geq 25$  cfs and must verify if a Drainage Easement (D.E.) is dedicated over these storm drain pipes and must label the D.E. where appropriate. (DSPM, Sec. 4-1A)
  - f. The Engineer must show/call out the existing condition  $Q_{100}$  (s) for all onsite sub-watersheds on PLATE 2 in the Preliminary Drainage Report. (DSPM, Sec. 4-1A)
  - g. The Engineer must show the storm drain profiles for all existing and/or proposed box culverts on one of the plan sheets of the Preliminary G&D Plan. On Preliminary G&D Plan, the Engineer must also show the storm drain profiles for all proposed storm drain pipes which convey a  $Q_{100} \geq 25$  cfs and over which D.E. have been dedicated. (DSPM, Sec. 4-1A)
  - h. The Engineer must show/call out the locations, size, and invert elevations of all storm drain pipes and box culverts in sections A-A & B-B as appropriate. The Engineer must also show the

limits of the proposed D.E. in sections A-A & B-B as appropriate. The rule of establishing the limits of the proposed D.E. over a storm drain pipe or over a box culvert was explained to the Engineer in a meeting and this rule must be verified and followed when dedicating the proposed D.E. over a storm drain pipe or over a box culvert. It should be noted that more cross-sections maybe requested by the reviewer during the Improvement Plans review. (DSPM, Sec. 4-1A)

- i. Cite/provide cross-reference of Appendix B in Section 6.2 of the Preliminary Drainage Report in which the “first flush” flowrate calculation by following the City of Phoenix (COP) equation has been provided. The waiver of requiring the 100-year 2-hour full storage granted by the City of Scottsdale in exchange of already paid “in-lieu’ fee must also be mentioned in this section of the drainage report. (DSPM, Sec. 4-1A)
- j. Construction of two temporary stormwater storage basins on the proposed project site for Palmeraie Phase II was required as a part of the proposed improvements on the project site for Palmeraie Phase I (18-DR-2018) which can be seen in the below screenshot. These temporary stormwater storage basins also appear on the Construction Documents aka Civil Improvement Plans which has just been submitted to the City (PC #1184-19). Therefore, these temporary stormwater storage basins must be shown and label as “existing temporary stormwater storage basins” on the Preliminary G&D Plan for Palmeraie Phase II as appropriate. (DSPM, Sec. 4-1A)



#### Water and Waste Water:

12. Please submit the revised Water and Waste Water Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The Design Reports shall be updated to follow DSPM flow criteria of Sec. 7-1.403. Please contact Water Resources staff Richard Sacks for more information.

#### Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### Fire:

13. Divided entrances and drive-thru by-pass lanes shall be a minimum of 20 feet wide. Please revise the project plans accordingly. (DSPM, Sec. 2-1.303(2))
14. Please revise the project plans to identify the location of the Fire Riser room. (DSPM, Sec. 6-1.504(1))

15. Please revise the project plans to demonstrate compliance with the fire truck turning radii for commercial sites (25' inner/49' outside/55' bucket swing). (DSPM, Sec. 2-1.303(5))

Circulation:

16. Proposed land uses and intensities of the site are different than what is described in the previously approved TIMA. (Retail decreases, restaurant increases, office increases, residential decreases, hotel is removed.) If the proposed land uses are expected to generate comparable or fewer trips than what was analyzed in the TIMA, a trip generation comparison or an addendum to the TIMA will be required. If the proposed land uses are anticipated to generate more trips than what was analyzed in the TIMA, a revised TIMA or a TIMA amendment will be required. Please discuss trip generation projections with Traffic Engineering staff to confirm necessary scope. (DSPM, Sec. 5-1)

Engineering:

17. Each parcel must meet its refuse requirements within its individual parcel, unless a PSD is established and provides for sharing of refuse. With the PSD development agreement, please identify how refuse requirements will be shared if not provided on individual parcels. (DSPM, Sec. 2-1.309)
18. Please revise the project plans to comply with the following location and design requirements for non-residential, mixed-use, and multi-family residential refuse and recycling enclosures. Please locate and position the enclosure(s): (DSPM, Sec. 2-1.309)
  - a. So that the approach pad for the enclosure(s) is located that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of 13 feet 6 inches (14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of 25 feet. (The vertical clearances are subject to modification based on enclosure container size, location, and positioning as determined by the Sanitation Director, or designee.);
  - b. In a location that is easily accessible for collection, and does not require the refuse truck to "backtrack";
  - c. A maximum 100 feet distance from building service exit to refuse enclosure;
  - d. So that collection vehicles do not back up more than 35 feet;
  - e. So that the path of travel for the refuse truck accommodates a minimum vehicle turning radius of 45 feet, and a minimum length of 40 feet;
  - f. So that the approach pad is level, with a maximum of 2 percent slope;
  - g. So that the enclosure(s) are not placed between the on-site buildings and adjacent lower density residential unless there is no reasonable alternative. In these situations, orient the enclosure(s) towards the interior of the property;
  - h. So that the enclosure(s) are not placed next to drainage ways or basins, unless there is no reasonable alternative;
  - i. So that the enclosure(s) are not placed between the street and the front of the building, unless there is no reasonable alternative; and
  - j. So that the enclosure(s) are not placed at the end of a dead-end parking aisle.
19. Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy and site location of compactors, if proposed, please provide the following on a refuse plan:
  - a. Compactor type,

- b. Compactor capacity – state on site plan compactor capacity conversion equating to the city’s required 1 enclosure for every 20,000 square feet with no recycling,
- c. Compactor location, addressing the following:
  - i. Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen (14) feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet,
  - ii. Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin’s storage location to be loaded on to the refuse truck,
  - iii. Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container, and
  - iv. Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45’, and vehicle length of 40’.
- 20. Although not a requirement, recycling is an amenity found to be desired by Scottsdale residents. Please note if recycling containers will be provided for the development project.
- 21. Please update the project plans to provide a minimum 6-foot-wide accessible pedestrian route from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi-use trail. (DSPM, Sec. 2-1.310)

#### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Engineering:**

- 22. Please note that grease, oil and sand interceptors shall be provided for laundries, restaurants, automobile service facilities, car washes, parking garages and other similar facilities. Each business, restaurant or establishment shall discharge to a separate interceptor and shall not be placed in parking garages, streets and under public parking spaces. Grease traps shall only be installed for ice cream shops, small coffee shops or sandwich shops. This may be addressed with DRB submittal. (DSPM, Sec. 7-1.411)

#### **Circulation:**

- 23. Transportation does not approve of the roundabout design shown on Indian Bend Road at the site entrance. This has been conveyed previously to the applicant’s traffic engineer, but the design has not been modified. Please revise the project plans to demonstrate compliance with the previously-stated requirements. (Zoning Ordinance, Sec. 1.204.)

#### **Other:**

- 24. Please note that cross-access easements and emergency and service vehicle access easements will be required to be dedicated prior to approval of final improvement plans for the site. (Zoning Ordinance, Sec. 1.204)

25. Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 42 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7713 or at [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr", written in a cursive style.

Brad Carr, AICP  
Principal Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **7-ZN-2016#2**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Revised Traffic Impact Mitigation Analysis (TIMA); or
- ☒ One copy: Revised Trip Generation Comparison

- ☒ Context Aerial with the proposed Site Plan superimposed

Color	1	24" x 36"	11" x 17"	8 ½" x 11"
-------	---	-----------	-----------	------------

- ☒ Site Plan:

1	24" x 36"	11" x 17"	8 ½" x 11"
---	-----------	-----------	------------

- ☒ Open Space Plan:

1	24" x 36"	11" x 17"	8 ½" x 11"
---	-----------	-----------	------------

- ☒ Elevations:

Color	1	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1	24" x 36"	11" x 17"	8 ½" x 11"

- ☒ Elevation Worksheet(s):

1	24" x 36"	11" x 17"	8 ½" x 11"
---	-----------	-----------	------------

- ☒ Perspective(s):

Color	1	24" x 36"	11" x 17"	8 ½" x 11"
-------	---	-----------	-----------	------------

- ☒ Streetscape Elevation(s):

Color	1	24" x 36"	11" x 17"	8 ½" x 11"
-------	---	-----------	-----------	------------

☒ Landscape Plan:

B/W      1      24" x 36"                                11" x 17"                                8 ½" x 11"

☒ Phasing Plan(s):

1      24" x 36"                                11" x 17"                                8 ½" x 11"

☒ Site Cross Sections:

1      24" x 36"                                11" x 17"                                8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color      2      11" x 17"      3      8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 1 copies of Revised Drainage Report
- ☒ 1 copies of Revised Water BoD Report
- ☒ 1 copies of Revised Wastewater BoD Report

Resubmit the revised Drainage Report, Water BoD Report, and Wastewater BoD Report to your Project.